



Oakwood | Catchgate | Stanley | DH9 8ND

Situated within the popular Oakwood area of Catchgate, this three bedroom end terraced house is offered for sale with no upper chain, with the sale subject to the grant of probate. The property provides well-proportioned accommodation throughout, comprising an entrance hallway, spacious lounge/diner, fitted kitchen, rear hallway and ground floor WC. To the first floor there are three bedrooms, two benefiting from fitted wardrobes, along with a modern shower room/WC. Externally, the property enjoys gardens to both the front and rear. Additional benefits include gas central heating and uPVC double glazing. Freehold tenure, EPC rating E (50) and Council Tax band A. Ideal for first time buyers or investors. Walk-through and 360 degree tours available.

£80,000

- Three bedroom end terraced house
- Popular Oakwood location, Catchgate
- Available with no upper chain
- Sale subject to grant of probate
- Spacious lounge/diner



Property Description

HALLWAY

6' 10" x 5' 11" (2.10m x 1.82m) uPVC double glazed entrance door with matching side window, stairs to the first floor, single radiator, parquet wooden floor, door to the lounge/diner.

LOUNGE/DINER

18' 2" x 14' 4" (maximum) (5.56m x 4.37m) Dark-wood fire surround with marble inlay and hearth, gas fire incorporating the central heating back central heating boiler, uPVC double glazed window, dado rail, two single radiators, TV aerial point, laminate flooring and a door to the kitchen.

KITCHEN

7' 8" x 14' 4" (2.36m x 4.37m) Fitted with a range of wall and base units with laminate worktops and tiled walls. Integrated fan assisted electric oven/grill, gas hob and extractor fan over. Sink with vegetable drainer and mixer tap, plumbed for a washing machine and space for additional appliances, uPVC double glazed window, large walk-in storage cupboard and a

door to the rear lobby.

REAR LOBBY

5' 9" x 2' 10" (1.76m x 0.88m) uPVC double glazed window and matching rear exit door, door to the WC.

WC

7' 11" x 2' 6" (2.43m x 0.78m) WC, wash basin, uPVC double glazed window and a single radiator.

FIRST FLOOR

LANDING

Airing cupboard housing the hot water tank, additional storage cupboard, loft access hatch and doors to the bedrooms and shower room.

BEDROOM 1 (TO THE FRONT)

15' 0" x 9' 6" (4.58m x 2.91m) Fitted wardrobes with matching drawers, uPVC double glazed window, dado rail and a single

radiator.

BEDROOM 2 (TO THE REAR)

11' 1" x 10' 1" (3.39m x 3.08m) uPVC double glazed window, laminate flooring and a single radiator.

BEDROOM 3 (TO THE FRONT)

8' 9" (maximum) x 7' 10" (2.67m x 2.40m) Fitted wardrobes, uPVC double glazed window and a single radiator.

SHOWER ROOM/WC

7' 4" x 7' 4" (2.24m x 2.24m) A modern suite featuring an easy to enter shower tray with electric shower over, glazed screen. Pedestal wash basin, WC, PVC splash-backs, uPVC double glazed window and a single radiator.

CENTRAL HEATING

Gas fired central heating via back boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating E (50). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

COUNCIL TAX

The property is in Council Tax band A.

UTILITIES

The property is connected with a mains gas, water and electricity supply and is connected to the mains drainage.

MINING

The property is located within a former mining area.

BROADBAND SPEEDS

According to Ofcom the following broadband speeds are available. We would recommend contacting a supplier to get the most accurate and up to date data.

Broadband (estimated speeds)

Standard	4 mbps
Super-fast	55 mbps
Ultra-fast	2000 mbps

MOBILE PHONE COVERAGE

According to Ofcom based on customers' experience in the DH9 area, below shows the chance of being able to stream video, make a video call, or quickly download a web-page with images to your phone when you have coverage. It's the likelihood of you being able to get this performance within the postal district depending on the network you are using.

Performance scores should be considered as a guide since there can be local variations.

This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

O2 (77%), Vodaphone (74%), Three (72%), EE (63%)

VIEWINGS

We have created a walk-through virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, X and Instagram. There is also a 360 degree tour available on our website. To arrange a viewing please contact the office.





MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

MORTGAGE ADVICE

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.



Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

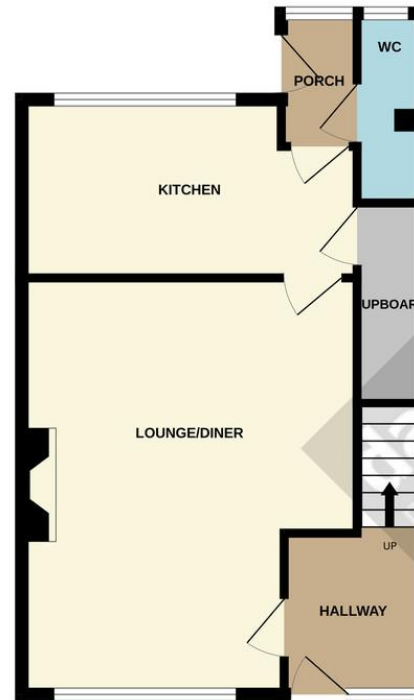
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GROUND FLOOR
43.0 sq.m. (463 sq.ft.) approx.



1ST FLOOR
41.5 sq.m. (446 sq.ft.) approx.



TOTAL FLOOR AREA: 84.5 sq.m. (910 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

